	Total Card /	Total Parcel
APPRAISED:	823,200 /	823,200
USE VALUE:	823,200 /	823,200
ASSESSED:	823,200 /	823,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		GRAND VIEW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SANFORD DOUGLAS C/MOLLY S	
Owner 2:		
Owner 3:		
Street 1:	32 GRAND VIEW RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1934, having primarily Vinyl Exterior and 2047 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
	Census:			Exmpt		
	Flood Haz:					
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	367,200		456,000	823,200
Total Card	0.115	367,200		456,000	823,200
Total Parcel	0.115	367,200		456,000	823,200

Source: Market Adj Cost   Total Value per SQ unit /Card: 402.25   /Parcel: 402.2

PREVIOUS ASSESSMENT

Parcel ID: 150.0-0007-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	367,300	0	5,000.	456,000	823,300	823,300	Year End Roll	12/18/2019
2019	101	FV	280,200	0	5,000.	427,500	707,700	707,700	Year End Roll	1/3/2019
2018	101	FV	262,700	0	5,000.	353,400	616,100	616,100	Year End Roll	12/20/2017
2017	101	FV	262,700	0	5,000.	324,900	587,600	587,600	Year End Roll	1/3/2017
2016	101	FV	262,700	0	5,000.	296,400	559,100	559,100	Year End	1/4/2016
2015	101	FV	252,400	0	5,000.	290,700	543,100	543,100	Year End Roll	12/11/2014
2014	101	FV	252,400	0	5,000.	270,200	522,600	522,600	Year End Roll	12/16/2013
2013	101	FV	252,400	0	5,000.	257,100	509,500	509,500		12/13/2012

SALES INFORMATION

TAX DISTRICT   PAT ACCT. 11802

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SANFORD DOUGLAS	1257-14		8/22/2002		491,000	No	No		
VORCE SANDRA L/	1235-82		4/2/2001	Family	1	No	No		
POLIT STEPHEN H	1122-135		2/3/1994		229,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/4/2015	619	Heat App	6,500	6/4/2015				Install heat pump
4/24/2015	401	Dormers	50,000					

ACTIVITY INFORMATION

Date	Result	By	Name
5/3/2018	MEAS&NOTICE	BS	Barbara S
6/18/2015	Info Fm Prmt	PC	PHIL C
5/28/2015	Permit Insp	PC	PHIL C
11/17/2008	Meas/Inspect	345	PATRIOT
1/3/2003	MLS	MM	Mary M
11/8/2000	Hearing Chag	189	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Entry Denied	268	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA   ___/____/__

Legal Description

User Acct	99636
GIS Ref	
GIS Ref	
Entered Lot Size	
Total Land:	
Land Unit Type:	

!11802!

PRINT

Date	Time
12/11/20	01:56:13

LAST REV

Date	Time
06/12/18	10:44:15

apro

Insp Date
05/03/18

USER DEFINED

Prior Id # 1:	99636
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	9									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett		Total:	456,000	Spl Credit		Total:	456,000

EXTERIOR INFORMATION

Field	Value
Type:	05 - Garrison
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BLUE
View / Desir:	

GENERAL INFORMATION

Field	Value
Grade:	C+ - Average (+)
Year Blt:	1934	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet 25 %
Bsmnt Flr:	4 - Carpet
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall:		% Sprinkled:	

BATH FEATURES

		Rating:	
Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

		Rating:	
Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Field	Value
Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	26.4	%

CALC SUMMARY

Field	Value
Basic $ / SQ:	135.00
Size Adj.:	1.33807337
Const Adj.:	0.98745072
Adj $ / SQ:	178.373
Other Features:	93800
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	498941
Depreciation:	131720
Depreciated Total:	367221

COMMENTS

OF = BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7	BRs: 2	Baths: 1	HB 1								

REMODELING

Field	Value
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	196.21
Special Features:	0	Val/Su Net:	127.41
Final Total:	367200	Val/Su SzAd	240.63

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	823	178.370	146,801
BMT	Basement	799	67.430	53,873
SFL	Second Floor	668	178.370	119,153
WDK	Deck	226	10.290	2,326
UAT	Upper Attic	163	124.860	20,290
BMT	Basement	96	67.420	6,473
EFP	Enclos Porch	72	64.220	4,624
HST	Half Story	35	178.370	6,243
	Net Sketched Area:	2,882	Total:	359,783
Size Ad	1526	Gross Are	3404 FinArea	2047

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID: 150.0-0007-0004.A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	